

# C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

F E B R U A R Y   1 9 ,   2 0 0 4

A study session was held at 12:15pm to review the Environmental Impact Report for the PacificCenter project.

The regular meeting of the City Planning Commission convened Thursday, February 19, 2004, at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT:**   **COMMISSIONERS:** Charles Greenberg, Lynn Moyer,  
Morton Stuhlbarg, Charles Winn

**ABSENT:**   **COMMISSIONERS:** Nick Sramek, Matthew Jenkins

**CHAIRMAN:** Charles Greenberg

**STAFF MEMBERS PRESENT:** Fady Mattar, Acting Director  
Greg Carpenter, Zoning Officer  
Angela Reynolds, Advance Planning  
Lynette Ferenczy, Planner IV  
Jayme Mekis, Planner

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Beth Stochl, Housing Services  
Marcia Gold, Minutes Clerk

## P L E D G E   O F   A L L E G I A N C E

Commissioner Moyer led the pledge of allegiance.

## S W E A R I N G   O F   W I T N E S S E S

## C O N S E N T   C A L E N D A R

Item 1 of the Consent Calendar was approved as presented by staff on a motion by Commissioner Winn, seconded by Commissioner Stuhlbarg and passed 4-0. Commissioners Sramek and Jenkins were absent.

### 1.   GPC 2-19-04

Applicant:       Randel R. King  
Subject Site:     Alley east of 67<sup>th</sup> Place and south of  
                          Ocean Boulevard (Council District 3)

Description: Finding of Conformity with the General Plan for an alley vacation.

Found the proposed alley vacation in conformance with the General Plan.

## **C O N T I N U E D I T E M S**

### **2. Case No. 0308-17, Conditional Use Permit**

Applicant: Frank Medina for Missionaries of the Holy Spirit  
Subject Site: 6450 Parkcrest (Council Dist. 6)  
Description: Request to expand an existing seminary by adding 3,616 square feet on two levels in the Institutional (I) Zone District.

Jayme Mekis presented the staff report recommending approval of the request.

Frank Medina, Missionaries of the Holy Spirit, 6450 Parkcrest, applicant, stated he was available for questions.

Commissioner Moyer moved to approve the Conditional Use Permit, subject to conditions. Commissioner Winn seconded the motion, which passed 4-0. Commissioners Sramek and Jenkins were absent.

## **R E G U L A R A G E N D A**

### **3. Case No. 0312-22, Local Coastal Development Permit, Standards Variance, Vesting Tentative Subdivision Map CE 03-247**

Applicant: Paul Anile c/o Bozena Jaworski  
RPP Architects & Associates Inc.  
Subject Site: 1720 Bluff Place (Council Dist. 2)  
Description: Request for a Local Coastal Development Permit, Vesting Tentative Parcel Map No. 060880, and Standards Variance to construct a two-unit, four-story condominium on a vacant lot with the following code exceptions: A garage setback of 9'0'' from the front property line (instead of 20'0''); a front yard setback of 2'9'' (instead of 8'0''), and a 32'4'' wide curb cut (instead of not more than 20'0'').

Lynette Ferenczy presented the staff report recommending approval of the requests, since the subdivision was consistent

with the Land Use Element of the General Plan; because the project was consistent with the Local Coastal Development Plan; because positive findings could be made to grant the Standards Variance given the unique shape, size and topography of the lot; and since approval of the subdivision would provide increased home ownership opportunities in the Coastal Zone.

Commissioner Stuhlbarg cited a conflict of interest due to his residence location, and Assistant City Attorney Mike Mais noted that Mr. Stuhlbarg would remain at the hearing to maintain a quorum, but that he would not participate or vote.

In response to a query from Commissioner Winn regarding the project's building height, Ms. Ferenczy stated that it was in compliance with the code, and that building height variances had not been granted on an adjacent lot.

Bozena Jaworski, RPP Architects, 3837 East 7<sup>th</sup> Street, project architect, noted that the project had been designed to be more than two feet under code-allowed height, and that there would be no view preservation even if it was reduced further, because of the configuration of the lot and adjacent buildings. Ms. Jaworski also said that the beach access around the project would not be affected.

Mr. Carpenter added that the project did not impact any protected views, but would effect the lateral views down the coast towards the Queen Mary from 12<sup>th</sup> Place.

Jim Soboleski, 1750 East Ocean #6, spoke against the project, saying he felt longtime public views would be blocked, including those of the fireworks from Ocean Blvd., and that parking problems would also be created.

James J. Milner, 5131 El Cedral Street, also spoke against the staff recommendation, saying he felt the building would deny public views of the shoreline from 12<sup>th</sup> Place.

Ernsten Kuo, 16-12<sup>th</sup> Place, said he thought the building height should be further reduced, and that with the natural slope of the property, it would not be a problem to match heights with 1710 and 1724 to maintain skyline consistency.

Jenny Choi, 16-12<sup>th</sup> Place, agreed with Mr. Kuo, adding that she thought the roof lines of the homes along Bluff Place should naturally mimic the terraces and slope of the street to help

maintain the integrity of the neighborhood, and that as designed, this would stick out.

Dr. Paul Anile, 1720 Bluff Place, applicant and current lot owner, said that they had carefully designed the home to fit into the staggered skylines along the street.

Mino Fitter, 1720 Bluff Place, future lot owner and developer of the project, noted that he would be occupying one of the two planned condominiums as his primary residence.

Ms. Jaworski expressed sensitivity to view issues, but added that they had already reduced the building height and to do so any more would cost them two stories.

Commissioner Winn said he did understand neighbors' view concerns, and that it was an unfortunate impact, but he pointed out that the architect had worked hard to accommodate all needs.

Commissioner Winn then moved to approve the Local Coastal Development Permit, Vesting Tentative Parcel Map No. 060880 and Standards Variance requests for a reduced garage setback, reduced front yard setback, and oversized curb cut, subject to conditions and with two new Department of Public Works conditions.

Commissioner Moyer concurred with her colleague, adding that even though she was an open space advocate, she recognized the property owner's right to build up to the limit, which they were actually below.

Commissioner Moyer then seconded the motion.

Chairman Greenberg noted that the Local Coastal Program did not deal with the question of public views at this location, and that even if the public view at the end of 12<sup>th</sup> Place was affected occasionally or an extreme view to the right was affected, he didn't see this as substantial; furthermore, he said he felt already-approved homes on the same street were in the same situation. Mr. Greenberg said he was concerned about the neighbors, but he felt that in this case, the owner and architect had worked diligently to take neighborhood views into account.

The question was called, and the motion passed 3-0. Commissioner Stuhlbarg abstained, and Commissioners Sramek and Jenkins were absent.

#### **4. Converta-Belle Housing**

Subject Site: Citywide

Description: Presentation by proponent.

Alex Bellehumeur, 6242 Napoli Court, presented an outline of his conversion housing concept. He noted that staff had asked them to assess the feasibility of the idea on a 150x150' parcel.

Mr. Bellehumeur added that staff had requested three more months of study of the idea, which he felt was unreasonable because it had already been exhaustively researched. He noted that staff had called the units too small, which he felt reflected a misunderstanding of the concept itself, and added that it would have more restrictions than the typical 'granny flat'.

Roger Peter Porter, 3837 East 7<sup>th</sup> Street, discussed the architectural aspects of the concept, including the new floor plan; the bonus density; parking conformity, electricity and circulation within the units; and the design compatibility with adjacent neighborhoods.

Mr. Kim Huntley, 110 West Ocean #350, a colleague of Mr. Bellehumeur, noted that his staff had calculated the rents for affordability via HUD numbers, and that a buyer would get more house than they could usually afford with this concept.

Gary Hamerick, 400 Oceangate #480, parking consultant, said that his calculation of two parking spaces per unit was based on tenant income, size of the units and the public transportation aspect of the concept.

Andrew Kincaid, 110 W. Ocean Blvd., #350, a colleague of Mr. Bellehumeur, said that their primary concern was to create a new project providing affordable home ownership, and that density should be a function of the number of bedrooms.

Mr. Bellehumeur added that this concept would not impact the local school districts nor deny the City tax benefits like some large apartment complexes did.

Chairman Greenberg said there would be no commercial gain for the developers, and that this would be a worthwhile idea for the City to pursue to meet housing and home ownership needs for low-income residents, and he suggested the demo project be built to examine the benefits and concerns of the concept.

In response to a query from Commissioner Winn, Mr. Bellehumeur said that there were many decades-old Converta-Belle units statewide, all in good shape because they were still owner-occupied, and that the Long Beach version would be the same, just designed for lower-income residents. Mr. Bellehumeur also explained how the Converta-Belle homeowners associations work, and added that the studio-sized units and association regulations precluded families from occupying the residences.

Mr. Bellehumeur said he was willing to invest in demonstration units to test the viability of the concept and financing, and that he wanted the chance to prove the product would work in the City, who could then take a look at it and make refinements in the concept as necessary.

Commissioner Moyer said that the idea still had to be discussed with the community at large. She added that she didn't like the idea of spot zoning, and felt that there was already enough existing low-income housing stock.

Commissioner Stuhlbarg said he understood the developer's frustration but encouraged him to continue to work with staff and the Housing Authority.

Beth Stochl, Housing Services Manager, noted that the City of Long Beach had met and exceeded low income housing requirements.

Chairman Greenberg asked Mr. Mais to draft an ordinance or provision for a temporary exemption from the prohibitive zoning regulations for this experimental project.

Mr. Mais said it could be done within the confines of existing zoning, similar to the adoption of conversion ordinances for artists' lofts. He added that it could be done legally and also that Long Beach was a Charter City, which gives us greater latitude in these situations.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

**M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F  
P L A N N I N G   A N D   B U I L D I N G**

Mr. Carpenter noted that City Council had asked staff to make changes to the commercial storage regulations recommended by the Commission.

**M A T T E R S   F R O M   T H E   P L A N N I N G  
C O M M I S S I O N**

There were no matters from the Planning Commission.

**A D J O U R N**

The meeting adjourned at 3:15pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk